



Top 4

Musterhofgasse 12

Musterhofgasse 12, 1030 Wien

3 rooms 86.3 m² €768,100

AVAILABLE

Top 4 — 3 Zimmer, 86.3 m²

Three-room apartment facing the quiet courtyard. Kitchen and living room are combined; the bedroom faces away.



BEDROOM

UNIT

UNIT	Top 4
FLOOR	1st floor
STAIRCASE	Staircase 1
ROOMS	3
LIVING AREA	86.3 m ²
OUTDOOR	–
ASPECT	South, East
REFERENCE NO.	MG12-004
STATUS	available

PRICE

PRICE	€768,100
PER M ²	€8,900/m ²
SERVICE CHARGES	€271.84 / month
RESERVE FUND	€50.05 / month
HEATING	€90.62 / month
RUNNING COSTS	€412.51 / month

FEATURES

- Oak parquet
- Stucco ceiling in the living room
- 3.40 m ceilings
- Guest WC
- Cellar compartment



Living area 86.3 m² 3 rooms Aspect South, East Scale 1:100

All dimensions are shell dimensions. Subject to change during construction.

WITHIN WALKING DISTANCE

Railway station	5 min on foot
Market	5 min on foot
Underground	7 min on foot
Riverside path	12 min on foot
Grammar school	8 min on foot
Park	9 min on foot
Concert hall	13 min on foot
Hospital	15 min on foot

ENERGY CERTIFICATE

HWB reference	66.2 kWh/m²a
Class	C
fGEE	0.82
Class	A
Valid until	28 May 2036

COMMISSION

Sample figures. For a real property, the provider's commission and cost breakdown would appear here. The statutory purchase costs in Austria are borne by the buyer: 3.5% real estate transfer tax, 1.1% land register registration fee, plus the costs of contract drafting and escrow as incurred.

LIABILITY

Sample project. The property, developer, apartments, prices and figures are entirely fictitious and refer to no real building. This presentation is neither an offer nor an invitation to make an offer.

YOUR CONTACT

HEAD OF SALES

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